175.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	750,200 / 750,200
					USE VALUE:	750,200 / 750,200
					ASSESSED:	750,200 / 750,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		PIEDMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHIN JEFFREY E--ETAL	
Owner 2:	CHIN YOLANDA Y P	
Owner 3:		
Street 1:	17 PIEDMONT ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,580 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1981, having primarily Vinyl Exterior and 1678 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6580.000	318,000		432,200	750,200
Total Card	0.151	318,000		432,200	750,200
Total Parcel	0.151	318,000		432,200	750,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.08 | /Parcel: 447.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 117260

GIS Ref

GIS Ref

Insp Date 08/31/18

PREVIOUS ASSESSMENT

Parcel ID 175.0-0004-0004.0

!13648!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	318,000	0	6,580.	432,200	750,200	750,200	Year End Roll	12/18/2019
2019	101	FV	247,400	0	6,580.	426,000	673,400	673,400	Year End Roll	1/3/2019
2018	101	FV	257,100	0	6,580.	327,200	584,300	584,300	Year End Roll	12/20/2017
2017	101	FV	257,100	0	6,580.	308,700	565,800	565,800	Year End Roll	1/3/2017
2016	101	FV	257,100	0	6,580.	284,000	541,100	541,100	Year End	1/4/2016
2015	101	FV	251,000	0	6,580.	265,500	516,500	516,500	Year End Roll	12/11/2014
2014	101	FV	251,000	0	6,580.	244,500	495,500	495,500	Year End Roll	12/16/2013
2013	101	FV	251,000	0	6,580.	244,500	495,500	495,500		12/13/2012

PRINT

Date	Time
12/11/20	03:34:27

LAST REV

Date	Time
10/02/18	11:40:02

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13648

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14429-550		9/1/1981		94,500	No	No		Y

USER DEFINED

Prior Id # 1:	117260
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/9/1993	563	Manual	900					ROOFING
9/16/1993	457		22,000					10X23ADD +14X24 WD

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	Meas/Inspect	HS	Hanne S
11/7/2008	Meas/Inspect	189	PATRIOT
12/29/1999	Meas/Inspect	243	PATRIOT
7/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6580		Sq. Ft.	Site		0	70.	0.94	6									432,181						432,200	

Total AC/HA: 0.15106 | Total SF/SM: 6580 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,181 | Spl Credit | Total: 432,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1981	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	23.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	23.2	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.27574492
Const Adj.:	0.99594003
Adj $ / SQ:	171.526
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	414094
Depreciation:	96070
Depreciated Total:	318025

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

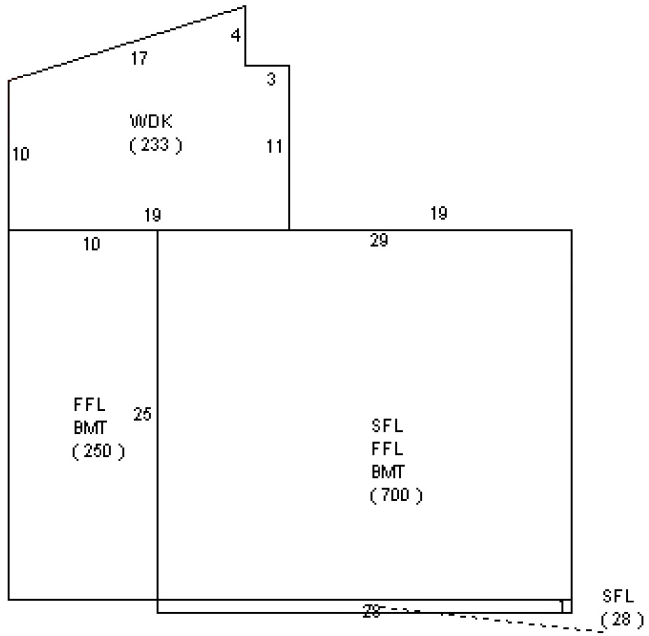
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	171.53
Special Features:	0	Val/Su Net:	111.15
Final Total:	318000	Val/Su SzAd	189.51

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	950	51.460	48,885
FFL	First Floor	950	171.530	162,950
SFL	Second Floor	728	171.530	124,871
WDK	Deck	233	10.250	2,388

Net Sketched Area:	2,861			Total:	339,094
Size Ad	1678	Gross Are	2861	FinArea	1678

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc